DIVISION OF ENVIRONMENTAL QUALITY
Proposal Authorization Checklist

Date: 7/16/08
Proposal Date: 7/2/08
Agreement Number: 03i534
Site Location: Vacuum Oil
Walk Through?: Yes ✓ No ____

Consultant: OBG
Proposal Cost Amount: $ 94,188.82
Source of Funds: EPA grant
DEQ Project #: 07125A

TASK	DATE	INITIALS	COMMENTS
1. Project Manager review for approval of Scope and Costs.			
2. Contract Compliance Review.	7/16/08	vb	approval from Larry attached.
3. DEQ Manager sign proposal, identify source of funds.	7/18/08	[illegible]	
4. Fax / Mail Proposal to Consultant. Give Project Manager a Signed Copy of the Proposal.	7/18/08	vb	

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263-C869

FEE PROPOSAL AND SCOPE OF SERVICES REQUEST CHANGE FORM

To be completed by consultant for Phase I, Phase II, Industrial and Hazardous Waste, System Operation and Maintenance, and Laboratory services. Fax to: Vicki Brawn, Division of Environmental Quality, 428-6010 when completed.

ATTACH A DESCRIPTION OF PROJECT UNDERSTANDING, BACKGROUND, OBJECTIVES, AND SCOPE OF WORK

Date of Proposal:	7/2/2008	City Project Manager:	Joe Biondolillo
Agreement Number:	#031534	Consultant Name:	O'Brien & Gere
Project Name:	Vacuum Oil Change Order No. 1	DEQ Project Number:	07125A
Total Cost Amount:	$ 94,188.82	Acreage:	58.4

To be completed by City of Rochester upon acceptance of proposal:

Accepted by City of Rochester:

Signature: _____

Name (Printed): _____

Title: _____

Date: 7/18/08

Comment: _____

Mark D. Gregor, CHMM
Manager, Division of Environmental Quality

From: DAndrea.Larry@epamail.epa.gov
To: Vicki Brawn
Date: 7/16/2008 11:35 am
Subject: Re: Fwd: Rochester BOA Site Assessment Program - EPA assessment grant - additional services proposal

Vicki,
I have reviewed the proposal and approve the City of Rochester to begin incurring costs at the Vacuum Oil refinery site.

Larry D'Andrea
Chief, Brownfields Section
U.S. EPA
290 Broadway, NYC, NY 10007
Phone: (212) 637-4314
Fax # (212) 637-3083
Cell # (908) 319-2716

"Vicki Brawn" <Vicki.Brawn@CityofRochester.Gov> 07/16/2008 10:22 AM

To: Larry DAndrea/R2/USEPA/US@EPA
cc:
Subject: Fwd: Rochester BOA Site Assessment Program - EPA assessment grant - additional services proposal

Have you had a chance to review the attached?

----- Message from "Mark Gregor" <Mark.Gregor@CityofRochester.Gov> on Thu, 03 Jul 2008 15:53:48 -0400 -----

To: <DAndrea.Larry@epamail.epa.gov>

cc: "Joseph Biondolillo" <Joseph.Biondolillo@CityofRochester.Gov>, "Vicki Brawn" <Vicki.Brawn@CityofRochester.Gov>, <Theodoratos.Lya@epamail.epa.gov>

Sub Rochester BOA Site Assessment Program - EPA assessment grant - jec additional services proposal
t:

Larry,

Hope things are going well. I know that you must miss Lya.

I am attaching a rather long consultant proposal for our next phase of consultant services related to the oversight of Exxon Mobil's investigation of the former Vacuum Oil refinery site. The site is the central focus of our recently awarded NYS BOA planning grant. ExxonMobil is investigating the site under a stipulation agreement with the NYSDEC. The majority of what might be called operable unit one now under investigation is owned by the City, and we are attempting to acquire the remaining two key parcels in operable unit one. We are submitting the results of our oversight & investigations to the NYSDEC under this stipulation agreement in order to keep ExxonMobil honest, protect the City's interest, and assist the remedy selection process.

Previously EPA approved the properties on the site and a $42,726 proposal from O'Brien and Gere for initial oversight and reporting. The current proposal is for an additional $94,189 and includes significant inspection of ExxonMobils actual field investigations now getting underway in earnest.

We have already obtained approval for the site and for the consultant oversight/STIP reporting services. Given the large dollar value of the proposal I wanted to make sure that you were aware of it before we started to incur costs under the assessment grant. The EPA grant is allowing us to have a qualified consultant on board to protect the City's interest and report important site information to DEC.

Please let us know if you have any questions.

I will be out next week. Joe and Vicki will be around for at least part of the week.

Thanks Larry and have a safe holiday,

Mark

(See attached file: OBG Vauum Oil Change order CO1_07-2-08.pdf)

O'BRIEN & GERE

July 2, 2008

Mr. Joseph J. Biondolillo
Senior Environmental Specialist
City of Rochester
Division of Environmental Quality
30 Church Street, Room 300B
Rochester, NY 14614

Re: Change Order No. 1, Revision 2
Project Oversight Management
Plan Services
Former Vacuum Oil Refinery Site
Rochester, New York
NYSDEC Spill No. 0370583
DEQ PSA Agreement No. 031534

File: 11862\42466

Dear Joe:

O'Brien & Gere is pleased to submit this proposal for Change Order No. 1 to the City of Rochester (City) for Project Oversight Management Plan Services regarding program management and third party observation services at the Former Vacuum Oil Facility (Site) located in Rochester, New York.

These services were requested by the City to support the upcoming subsurface investigation activities to be conducted by ExxonMobil in accordance with ExxonMobil's "Subsurface Investigation Work Plan" at the Site. The Subsurface Investigation Work Plan is being conducted by ExxonMobil in order to satisfy the requirements of the "Stipulation Agreement" with the New York State Department of Environmental Conservation (NYSDEC) regarding spill No. 0370583.

Site History

The Site was historically operated as a refinery from approximately 1866 to 1930. Kerosene, naphtha, finished lubricants and containers for these products (e.g., wooden barrels, tin cans, and drums) were stored and manufactured on-Site. Operations and facilities that formally occupied the Site include bulk storage tanks, former canal bed, rail yard, barrel manufacturing plant, numerous storage areas and underground facilities that previously serviced site operations (e.g., utilities, sewers, piping). The locations for these historic Site features are documented and mapped in the *Subsurface Investigation Work Plan* (latest revision dated June 4, 2008) prepared by Roux Associates, Inc. (Roux).

Roux completed the *Subsurface Investigation Work Plan* on behalf of ExxonMobil as part of a Corrective Action Order Stipulation Agreement between ExxonMobil and the New York State

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(585) 263-2820 / FAX (585) 263-2869 ▪ http://www.obg.com

Department of Environmental Conservation. Concurrently, the City is conducting additional due diligence investigations at the Site as part of a Brownfield Opportunity Area (BOA) program, which includes the Site and surrounding properties.

Project Understanding

It is understood that O'Brien & Gere will provide program management support to the City relating to implementation of the ExxonMobil subsurface investigation activities that will be conducted at the Site. The Site encompasses approximately 27 acres but has been subdivided over the years into numerous parcels with individual property tax identification numbers. The City owns several of the Site parcels, however some of the smaller parcels, that may be potentially significant from an environmental perspective, are owned by individual/private entities. The various parties involved in this dynamic project and their associated roles are understood to include the following:

- City Department of Environmental Quality (DEQ) and Law Staff
- Harter, Secrest and Emery, L.L.P. (outside legal counsel)
- A yet to be selected Consultant selected by the City (Environmental Due Diligence Investigations of City-Owned Parcels, Environmental Studies, Geotechnical Studies and GIS Data Management)
- LaBella Associates, P.C. (Investigation Field Oversight, GIS/GPS Mapping, and Re-Use Planning
- ExxonMobil
- Roux Associates, Inc. (ExxonMobil's Environmental Consultant)
- Individual Property Owners
- New York State Department of Environmental Conservation (NYSDEC)
- Monroe County Department of Health
- New York State Department of Health (NYSDOH).

Scope of Work

O'Brien & Gere's Scope of Work includes the following components:

- Work Plan/Health and Safety Plan Generation
- Program Coordination in support of the City
- Data review
- Third party observation during Site investigation activities at the Site
- Generation of a Split and Contingency Soil and Ground Water Data Summary package
- Meetings.

Work Plan/Health & Safety Plan Generation

Work Plan

On behalf of the City, a brief, letter-type format, "Subsurface Investigation Work Plan" (Work Plan) will be developed by O'Brien & Gere. The Work Plan will be prepared to generally outline the scope of work for O'Brien & Gere's oversight of the subsurface investigation work to be conducted at the Site as required by the Stipulation Agreement. It is understood that O'Brien & Gere will not be responsible for ExxonMobil's subsurface investigation means and methods, completeness, data quality or usability.

A draft Work Plan will first be submitted to the City to undergo review and comment. After incorporating City comments, the City will provide the Work Plan to the NYSDEC for their review and approval. The City will also provide the Work Plan to ExxonMobil for its review and approval.

O'Brien & Gere will then finalize the Work Plan and provide one revised copy to the City (one hardcopy and one electronic copy via O'Brien & Gere's ftp website established for this project).

Health & Safety Plan (HASP)

O'Brien & Gere will prepare a Health and Safety Plan (HASP) for O'Brien & Gere personnel who will be involved with the work at the Site. All other parties will be required to prepare their own HASP. In addition, all O'Brien & Gere personnel shall have completed the required health and safety training and medical monitoring pursuant to 29 CFR 1910.120 prior to beginning work. Documentation of these requirements shall be maintained by O'Brien & Gere for the duration of the project.

A draft HASP for O'Brien & Gere personnel will first be submitted to the City to undergo review and comment. After incorporating City comments, O'Brien & Gere will finalize the draft HASP and provide one revised copy to the City (one hardcopy and one electronic copy via O'Brien & Gere's ftp website established for this project).

Program Coordination

O'Brien & Gere will assist the City with communications, scheduling of meetings and specific work tasks, reviewing project task status and receipt of deliverables, coordinating findings with field staff, attendance at meetings and review of project data generated during the subsurface investigation. It is understood that at this time the City will maintain the lead project management and coordination role and O'Brien & Gere will provide supplemental Quality Assurance/Quality Control (QA/QC) support for program tasks on an ongoing basis under direction of the City.

Data Review

To establish a historical understanding of the Site and the previously documented recognized environmental conditions (RECs), as well as to evaluate and comment on the level of work previously conducted and/or proposed by others, O'Brien & Gere has reviewed the following historic Site documents provided by the City:

- *Subsurface Investigation Work Plan Former Vacuum Oil Company Refinery Area Flint and Exchange Street Area*, February 26, 2008, Roux Associates, Inc.
- *Spill Record (Spill No. 0370583)/Corrective Action Order*, February 7, 2008, New York State of Department of Environmental Conservation, Region 8
- *Environmental Investigation Memo Outline*, September 14, 2007, City of Rochester, Department of Environmental Quality, Joseph J. Biondolillo

- *Meeting Notes – City of Rochester and ExxonMobil*, May 10, 2007, City of Rochester, Department of Environmental Quality, Joseph J. Biondolillo
- *Due Diligence and Potential Cost Capture Recovery Evaluation Memo*, May 4, 2007, City of Rochester, Department of Environmental Quality, Joseph J. Biondolillo
- *Brownfield Opportunity Area (BOA) Grant Application*, May 22, 2006, City of Rochester, Department of Environmental Quality / City of Rochester Mayor's Office
- *Historic and Current Site Conditions Report, Former Vacuum Oil Refinery Site*, June 13, 2005, AMEC Earth & Environmental, Inc.
- *Phase I Environmental Site Assessment, 15 Flint Street, City of Rochester, Monroe County, New York,* April 2008, Stantec Consulting Services, Inc.
- *DRAFT Phase I Environmental Site Assessment, 5 Flint Street, City of Rochester, Monroe County, New York,* May 2008, Stantec Consulting Services, Inc.
- *Subsurface Investigation Work Plan, Former Vacuum Oil Company Refinery Area, Flint and Exchange Street Area, Rochester, New York, NYSDEC Spill No. 0370583,* Revised June 4, 2008, Roux Associates Inc.

It is also anticipated that as the project progresses O'Brien & Gere will review and comment on additional Site investigation reports as the documents become available and as requested by the City.

Third Party Observation Services

ExxonMobils's consultant (Roux) initiated field investigation activities, in accordance with the Roux *Subsurface Investigation Work Plan*, on 16 June 2008. O'Brien & Gere will provide third party oversight of these activities on behalf of the City. O'Brien & Gere intends to retain Labella as a subconsultant to assist with the third party observation services. In addition to the third party oversight provided by O'Brien & Gere and our subconsultant (LaBella), the City will provide third party oversight at the Site for the periods when O'Brien & Gere and/or LaBella are not present.

The third party observation activities include the following work tasks:

Site Observation

O'Brien & Gere will provide part-time observation (4-5 hours per day) of the ExxonMobil/Roux field activities to observe, document and photograph sample collection selection, means and methods, decontamination procedures and QA/QC protocols employed by Roux in accordance with the Work Plan. O'Brien & Gere will document observed deviations from the approved Work Plan.

A hand-held GPS unit will be utilized (where deemed necessary, as Roux has pre-surveyed in all soil boring locations) to record locations of borings, samples, ground water

monitoring wells, and identified historical surface or subgrade features. This data will be incorporated into the site-specific GIS base mapping.

O'Brien & Gere will provide daily reports, summary data packages (e.g., chain of custody forms, data tables, GIS figures, analytical data), and other pertinent data generated as part of the investigation to the City. All information gathered as part of the field activities (e.g., sample collection location, photo location, physical observations) will be provided on a GIS Figure with coordinates.

Split and Contingency Soil and Ground Water Sampling

O'Brien & Gere will independently evaluate the field observations/evidence of impairment to evaluate if the samples selected for laboratory analysis by Roux are appropriate for the field conditions. O'Brien & Gere may collect selected split or contingency samples for laboratory analysis of soil and ground water from sample media retrieved by Roux. The split samples will be obtained at locations where contamination is obviously present and will be collected from the same location and interval sampled by Roux to be submitted for laboratory analysis. The selection of the contingency samples may be based upon a difference in professional judgement with Roux over a selected, potentially impacted interval or media on the basis of visual, olfactory and/or photoionization detector readings observed by O'Brien & Gere's geologist. O'Brien & Gere will not be involved with the sample retrieval process (e.g., installation of soil borings, sampling of wells), only with collection of the sample once Roux has retrieved the sample media.

The proposed split and contingency soil and ground water sampling and analysis program is summarized in Table 1 (see attached).

Prior to collecting each sample the O'Brien & Gere geologist will don new disposable nitrile sampling gloves. Soil samples for VOC analysis will be collected from a discrete interval and placed directly in laboratory supplied glassware without compositing the sample. The remaining sample aliquot will be composited in a disposable container (i.e., Ziplock® bag) and transferred to appropriate laboratory supplied glassware. If required, soil samples will be collected using disposable sampling equipment (e.g., plastic scoop/trowel). Ground water samples will be collected directly into laboratory supplied containers that will contain the appropriate preservative for each analysis, if required. All samples will be placed in a cooler pre-chilled with ice and submitted under Chain of Custody to a NYSDOH Environmental Approval Program (ELAP) certified analytical laboratory. One hard copy of the full deliverable data package and one electronic copy of the full data package in .pdf format on compact disc will be provided to O'Brien & Gere by the laboratory.

Data Usability Summary Report

O'Brien & Gere will subcontract a third party to review the data for completeness and conformity with the required analytical methods. This third party, preferably a Minority/Women-Owned Business (M/WBE), will prepare a Data Usability Summary Report (DUSR) summarizing the results of this review.

Split and Contingency Soil and Ground Water Data Summary Package

O'Brien & Gere will prepare a Soil and Ground Water Data Summary Package that will summarize the split and contingency soil and ground water sampling program. The Soil and Ground Water Data Summary Package will include the following items:

- Brief Summary Memo
- Soil and Ground Water Analytical Results Summary Table
- Soil and ground water location map in GIS (including shape files)
- DUSR
- Analytical laboratory reports
- Electronic laboratory data presented in an EquIS-EZ format database.

The draft Soil and Ground Water Data Summary Package will first be submitted to the City to undergo review and comment. After incorporating City comments, O'Brien & Gere will finalize the Soil and Ground Water Data Summary Package and provide one revised copy to the City (one hardcopy and one electronic copy on compact disc.

Meetings

As part of this project, Kevin Ignaszak will attend up to two meetings at City Hall with the City, NYSDEC and NYSDOH to discuss the data, findings and conclusions of the Letter Report performed as part of the investigation performed under the ExxonMobil Stipulation Agreement with the NYSDEC.

Schedule

O'Brien & Gere is prepared to commence work on this project upon receipt of authorization from the City and coordination with LaBella. It is O'Brien & Gere's understanding that work at the Site is anticipated to begin on June 23, 2008. Therefore, O'Brien & Gere will prepare the Work Plan and HASP by June 12, 2008 for your review and comment. The fieldwork is anticipated to take 10 days. O'Brien & Gere anticipates providing the Data Summary Package to the City within two to three weeks of receipt of the final reports from the analytical laboratory.

Assumptions

- It is understood that O'Brien & Gere will not be responsible for ExxonMobil's or any other consultant's subsurface investigation means and methods, completeness, data quality or useability.

- O'Brien & Gere will not be responsible for retrieval of the initial soil or ground water samples and will not provide any sampling equipment (i.e., augers, bailers, pumps, tubing, filter, photoionization detectors, etc.) associated with the collection of soil and ground water samples as part of this project.

- Analytical laboratory data for O'Brien & Gere's split and contingency samples will be provided using standard turn around times (10-day).

- LaBella will provide their final reports and associated figures, tables, and appendices in electronic format and laboratory data in EquIS format for O'Brien & Gere's use on behalf of the City.

- O'Brien & Gere will not be performing any Community Air Monitoring activities.

Estimated Fee

O'Brien & Gere proposes to complete the tasks outlined above on a time and materials basis (2008 unit rates schedule included in our October 2007 proposal to the City titled "City of Rochester Brownfield Opportunity Area Site Assessment Program Multiple Parcels") for an estimated fee of $94,188.82. For your ease of review, a series of tables that present a breakdown of this estimate has been provided in Attachment A and LaBella's proposal is presented in Attachment B. This work will be completed in accordance with the Professional Services Agreement (DEQ PSA Agreement No. 031534) currently in-place with the City for this project.

If additional work is required beyond that stated above, and if previously authorized by the City, O'Brien & Gere will provide our services on a time and material basis as a supplemental service. O'Brien & Gere will not perform additional services without the City's prior written authorization.

If you have any questions, please do not hesitate to contact me at your convenience.

Very truly yours,

O'BRIEN & GERE ENGINEERS, INC.

Kevin D. Ignaszak, P.E.
Managing Engineer

Mark D. Gregor, CHMM
Manager, Division of Environmental Quality
7-18-08

Attachments:
Table 1 – Summary of Proposed Split and Contingency Soil and Ground Water Samples
Attachment A – Cost Estimate Tables
Attachment B – LaBella Associates, P.C. Proposal

cc: Doug Crawford, P.E. – O'Brien & Gere
Jeremy Wolf – O'Brien & Gere

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Table 1

"Summary of Proposed Split and Contingency Soil and Ground Water Samples"

TABLE 1
Summary of Proposed Split and Contingency
Soil and Ground Water Samples
Vacuum Oil

Samples	Matrix	Laboratory Analysis	Method	No. of Samples	Trip Blank	Field Duplicate	Equipment/Field Blank	MS/MSD	Total
Soil Borings / Surface Soil (0-1 ft. bgs)	Soil	STARS VOCs	8260B	4	1	0	0	0	5
		STARS SVOCs	8270C	7	0	0	0	0	7
		TCL VOCs & TCL SVOCs	8260B & 8270C	0	1	0	1	1	3
		VOCs + 15 TICs	8260	5	0	0	0	0	5
		SVOCs + 25 TICs	8270C	1	0	0	0	0	1
		PP-13 Metals	6010B	4	0	0	0	0	4
		Pesticides	8081A	6	0	0	0	0	6
		PCBs	8082	3	0	0	0	0	3
		Forensic Hydrocarbon Fuel Scan	GC/FID	2	0	0	0	0	2
Soil Borings / Interval Between 1 ft. bgs and Ground Water Table	Soil	STARS VOCs	8260B	6	1	0	0	0	7
		STARS SVOCs	8270C	9	0	0	0	0	9
		TCL VOCs & TCL SVOCs	8260B & 8270C	0	1	0	1	1	3
		VOCs + 15 TICs	8260	6	0	0	0	0	6
		SVOCs + 25 TICs	8270C	2	0	0	0	0	2
		PP-13 Metals	6010B	5	0	0	0	0	5
		Pesticides	8081A	5	0	0	0	0	5
		PCBs	8082	5	0	0	0	0	5
Soil Borings / Ground Water Interface Zone	Soil	STARS VOCs	8260B	5	1	0	0	0	6
		STARS SVOCs	8270C	8	0	0	0	0	8
		TCL VOCs & TCL SVOCs	8260B & 8270C	0	1	0	1	1	3
		VOCs + 15 TICs	8260	5	0	0	0	0	5
		SVOCs + 25 TICs	8270C	1	0	0	0	0	1
		PP-13 Metals	6010B	4	0	0	0	0	4
		Pesticides	8081A	3	0	0	0	0	3
		PCBs	8082	3	0	0	0	0	3
Ground Water	Water	VOCs + 15 TICs	8260B	4	4	1	0	1	10
		SVOCs + 25 TICs	8270C	4	0	1	0	1	6
		PP-13 Metals	6010B	4	0	1	0	1	6
		Pesticides	8081A	4	0	1	0	1	6
		PCBs	8082	4	0	1	0	1	6

Notes:
1. ft. bgs = feet below ground surface
2. Locations and intervals of samples to be selected in the field based upon field observations.

O'BRIEN & GERE

Attachment A

Cost Tables

TABLE 1
TOTAL PROPOSED PROJECT BUDGET
Change Order No. 1
City of Rochester
Vacuum Oil

TASK	DESCRIPTION	TOTAL ESTIMATED COST	PERCENTAGE OF TOTAL PROJECT COST THE FEE REPRESENTS (%)
1	Work Plan/HASP Generation	$6,199.00	7%
2	Project Observation, Contingency Sampling	$15,336.69	16%
3	Laboratory Analysis & DUSR	$10,141.64	11%
4	Report	$8,664.75	9%
5	Meetings	$1,300.54	1%
	LaBella Associates, P.C.	$52,546.20	56%
	TOTAL ESTIMATED FEE	**$94,188.82**	**100%**

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TABLE 2
SUMMARY OF TIME AND MATERIALS (ESTIMATED)
Change Order No. 1
City of Rochester
Vacuum Oil

DESCRIPTION	COST
Direct Technical Labor (Estimated)	$35,626.00
Subtotal Labor	**$35,626.00**
Subconsultant Costs (Estimated)	$54,748.66
5% Markup on Subconsultant Costs	$2,737.43
Subtotal Labor	**$57,486.09**
Direct Non-Salary Expenses (Estimated)	$1,025.45
5% Markup on Direct Non-Salary Expenses Costs	$51.27
Subtotal Direct Non-Salary Expenses	**$1,076.72**
TOTAL CONTRACT (BUDGETARY)	**$94,188.82**

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TABLE 3
SUMMARY OF LABOR (ESTIMATED)

Change Order No. 1
City of Rochester
Vacuum Oil

Titles	1.0 Work Plan/HASP Generation	2.0 Project Observation & Contingency Sampling	3.0 Laboratory Analysis & DUSR	4.0 Report	5.0 Meetings	TOTAL HOURS	2008 RATE	TOTALS
Vice President	1	1	1	1	0	4	$200.00	$800.00
Managing Engineer	12	24	1	4	6	47	$158.00	$7,426.00
Associate	20	70	6	24	0	120	$150.00	$18,000.00
Project Manager	0	0	0	0	0	0	$120.00	$0.00
Senior Professional	0	0	0	0	0	0	$95.00	$0.00
Professional	8	4	30	50	2	94	$75.00	$7,050.00
Specialist	0	0	0	0	0	0	NA	$0.00
Technician	8	0	30	0	0	38	$45.00	$1,710.00
Non-Technical	2	0	4	8	2	16	$40.00	$640.00
Total Hours	51	99	72	87	10	303	**Overall Total Hours**	
Total Estimated Task Labor								**$35,626.00**

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TABLE 4
RATE SCHEDULE
Change Order No. 1
City of Rochester
Vacuum Oil

Title	Current Rate
Vice President	$200.00
Managing Engineer	$158.00
Associate	$150.00
Project Manager	$120.00
Senior Professional	$95.00
Professional	$75.00
Specialist	NA
Technician	$45.00
Non-Technical	$40.00

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TABLE 4A
Change Order No. 1 (Subconsultant Costs)
City of Rochester
Vacuum Oil

Samples	Matrix	Laboratory Analysis	Method	No. of Samples	Trip Blank	Field Duplicate	Equipment/Field Blank	MS	MSD	Total	Unit Price	Extended Price
Soil Borings	Soil	STARS VOCs	8260B	4	1	0	0	0	0	5	$95.00	$475.00
		STARS SVOCs	8270C	4		0	0	0	0	4	$150.00	$600.00
		VOCs + 15 TICs	8260	4		0	0	0	0	4	$90.00	$360.00
		SVOCs + 25 TICs	8270C	4		0	0	0	0	4	$190.00	$760.00
		PP-13 Metals	6010B	4		0	0	0	0	4	$95.00	$380.00
		Pesticides	8081A	4		0	0	0	0	4	$95.00	$380.00
		PCBs	8082	4		0	0	0	0	4	$65.00	$260.00
Ground Water	Water	VOCs + 15 TICs	8260B	1	1	0	0	0	0	2	$90.00	$180.00
		SVOCs + 25 TICs	8270C	1		0	0	0	0	1	$190.00	$190.00
		PP-13 Metals	6010B	1		0	0	0	0	1	$95.00	$95.00
		Pesticides	8081A	1		0	0	0	0	1	$95.00	$95.00
		PCBs	8082	1		0	0	0	0	1	$65.00	$65.00
DUSR												$864.66
										Subtotal		$4,704.66
										ESTIMATED TOTAL		$4,704.66

O'BRIEN & GERE

TABLE 4B
Change Order No. 1 (Subconsultant Costs)
City of Rochester
Vacuum Oil

Task	Description			Task Total
	Labella Work Activities			$50,044.00
			Subtotal	**$50,044.00**
			ESTIMATED TOTAL	**$50,044.00**

Note: For a breakdown of LaBella's costs, refer to Attachment B.

O'BRIEN & GERE

TABLE 5
SUMMARY OF DIRECT EXPENSES (ESTIMATED)

Change Order No. 1
City of Rochester
Vacuum Oil

ACTIVITY	ESTIMATED EXPENSES
Total Estimated Expenses for Work Plan/HASP Generation	$60.00
Total Estimated Expenses for Project Observation & Contingency Sampling	$518.75
Total Estimated Expenses for Laboratory Analysis & DUSR	$175.00
Total Estimated Expenses for Report	$155.00
Total Estimated Expenses for Meetings	$116.70
Total Estimated Direct Non-Salary Expenses	**$1,025.45**

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TABLE 5A
BREAKDOWN OF DIRECT EXPENSES (ESTIMATED)
WORK PLAN/HASP GENERATION
Change Order No. 1
City of Rochester
Vacuum Oil

MISCELLANEOUS EXPENSES			
Description			**Estimated Budget**
Postage/Deliveries			$25.00
Telephone			$10.00
Photographs - Development			$0.00
Parking			$0.00
Equipment Rental and Supplies Purchase			$0.00
Copies	$0.10 Per Copy	200	$20.00
Prints	$1.00 Per Copy	5	$5.00
Mileage	$0.585 Per Mile	0	$0.00
TOTAL ESTIMATED EXPENSES			**$60.00**

O'BRIEN & GERE

TABLE 5B
BREAKDOWN OF DIRECT EXPENSES (ESTIMATED)
PROJECT OBSERVATION & CONTINGENCY SAMPLING
Change Order No. 1
City of Rochester
Vacuum Oil

MISCELLANEOUS EXPENSES			
Description			**Estimated Budget**
Postage/Deliveries			$200.00
Telephone			$50.00
Photographs - Development			$50.00
Field Books	$8 each	2	$16.00
Parking			$0.00
Equipment Rental and Supplies Purchase			$100.00
Copies	$0.10 Per Copy	100	$10.00
Prints	$1.00 Per Copy	5	$5.00
Mileage	$0.585 Per Mile	150	$87.75
TOTAL ESTIMATED EXPENSES			**$518.75**

O'BRIEN & GERE

TABLE 5C
BREAKDOWN OF DIRECT EXPENSES (ESTIMATED)
LABORATORY ANALYSIS AND DUSR
Change Order No. 1
City of Rochester
Vacuum Oil

MISCELLANEOUS EXPENSES			
Description			**Estimated Budget**
Postage/Deliveries			$100.00
Telephone			$0.00
Photographs - Development			$0.00
Parking			$0.00
Equipment Rental and Supplies Purchase			$0.00
Copies	$0.10 Per Copy	500	$50.00
Prints	$1.00 Per Copy	25	$25.00
TOTAL ESTIMATED EXPENSES			**$175.00**

O'BRIEN & GERE

TABLE 5D
BREAKDOWN OF DIRECT EXPENSES (ESTIMATED)
REPORT
Change Order No. 1
City of Rochester
Vacuum Oil

MISCELLANEOUS EXPENSES			
Description			**Estimated Budget**
Postage/Deliveries			$100.00
Telephone			$10.00
Photographs - Development			$0.00
Parking			$0.00
Equipment Rental and Supplies Purchase			$0.00
Copies	$0.10 Per Copy	200	$20.00
Prints	$1.00 Per Copy	25	$25.00
TOTAL ESTIMATED EXPENSES			**$155.00**

O'BRIEN & GERE

TABLE 5E
BREAKDOWN OF DIRECT EXPENSES (ESTIMATED)
MEETINGS
Change Order No. 1
City of Rochester
Vacuum Oil

MISCELLANEOUS EXPENSES			
Description			**Estimated Budget**
Postage/Deliveries			$25.00
Telephone			$0.00
Photographs - Development			$0.00
Parking			$10.00
Equipment Rental and Supplies Purchase			$0.00
Copies	$0.10 Per Copy	50	$50.00
Prints	$1.00 Per Copy	5	$20.00
Mileage	$0.585 Per Mile	20	$11.70
TOTAL ESTIMATED EXPENSES			**$116.70**

O'BRIEN & GERE

Attachment B

LaBella Associates, P.C. Proposal

Engineering
Architecture
Environmental

LABELLA
Associates, P.C.

300 State Street, Suite 201, Rochester, NY 14614

Phone 585.454.6110
Fax 585.454.3066
www.labellapc.com

July 1, 2008

Kevin D. Ignaszak, PE
Managing Engineer
O'Brien & Gere
400 Andrews Street
Harro East Building, Suite 400
Rochester, New York 14604

Re: Professional Oversight of ExxonMobil
NYSDEC Stipulation Agreement – Spill No. 0370583
Former Vacuum Oil Property
Flint and Exchange Streets, Rochester, New York
LaBella Proposal No. P5055

Dear Mr. Ignaszak:

LaBella Associates, P.C. ("LaBella") is pleased to submit the following proposal to provide professional oversight services in regard to assisting O'Brien & Gere with the professional third party oversight of the upcoming activities, associated with the implementation of the Remedial Investigation to be completed by ExxonMobil for the Former Vacuum Oil Property located in the City of Rochester. These activities are being conducted by ExxonMobil under a Stipulation Agreement between ExxonMobil and the New York State Department of Environmental Conservation (NYSDEC). It is our understanding that LaBella will be working as a 'subcontractor' to O'Brien & Gere under a Prime Agreement with the City of Rochester Department of Environmental Services, Division of Environmental Quality (DEQ).

Introduction and Objective

Roux Associates, Inc. (Roux Associates), on behalf of ExxonMobil, Environmental Services (ExxonMobil), has prepared a work plan for subsurface investigation activities in the area of the former Vacuum Oil Refinery located in Rochester, New York. Specifically, the area of the proposed subsurface investigation activities includes approximately 27 acres located south and west of the intersection of Flint and Exchange Streets on the western bank of the Genesee River, hereafter referred to as the "Site". The proposed subsurface investigation is intended to evaluate soil and ground water conditions at the Site.

Based on LaBella's preliminary conversations with City DEQ, LaBella will be part of the City's Project Team to assist with the overall management of activities completed by ExxonMobil and their consultants associated with the Remedial Investigation and eventually, remediation of the Site. Our understanding of the Project Team is outlined below;

City of Rochester DEQ:

The City of Rochester, led by the Division of Environmental Quality, will lead the Project Team through all facets of the project.

Consultant:

A Consultant (yet to be retained by the City of Rochester) will provide due diligence investigations for the City of Rochester. These investigations will include both Phase I and Phase II Environmental Site Assessments. Data gathered through these investigations will be distributed to the other Project Team members.

O'Brien and Gere:

O'Brien and Gere (OBG) will provide overall quality control and project management services. OBG in conjunction with the DEQ will manage all deliverables targeted for outside distribution (i.e. to ExxonMobil) and will interface directly with the ExxonMobil.

LaBella:

LaBella will provide professional third party oversight in regard to field activities conducted by ExxonMobil and/or ExxonMobil's Consultant. This will include field observation during subsurface investigation activities and splitting or duplicating samples of on-site media. LaBella will interface directly with OBG and DEQ. It is understood that LaBella will not interface directly with ExxonMobil other than contact with ExxonMobil representatives present in the field during the implementation of the field activities.

ExxonMobil Proposed Scope of Work

Roux Associates' (Roux) Work Plan includes subsurface investigation activities at the Site to preliminarily investigate the historical features and activities conducted at the Site. The proposed subsurface investigation activities include the advancement of borings to facilitate the collection of soil and groundwater samples to evaluate soil and groundwater conditions at the Site. The proposed boring locations and the soil and groundwater sampling activities are discussed below.

Task 1 - Soil Boring Advancement Activities:

Activities to be completed by Roux/ExxonMobil:

Based on the ExxonMobil Work Plan and the NYSDEC comments approximately seventy-seven (77) soil borings are proposed for the Subsurface Investigation. The soil boring locations are to be advanced in areas adjacent to site features identified at the Site as well as within and/or adjacent to areas of the facility structures. These investigation areas include:

- Former Storage/Operations Area (currently the junkyard property);
- Former Canal and Rail Area (currently undeveloped with overgrown vegetation);
- Former Barrel Preparation and Storage Area (currently contains the three-story building and large tract of overgrown vegetated land);
- Bicycle Path Area including the area of the former sludge pits; and
- The Undeveloped Area located in the western portion of the Site.

Note: ExxonMobil could not secure an access agreement for the 15 Flint Street parcel. As such, the activities associated with Subsurface Investigation Work Plan proposed for the 15 Flint Street parcel will be implemented as part of a separate action and are therefore are not included in this proposal. Specifically, out of the approximately seventy-seven (77) soil borings proposed for the entire project, approximately twenty-eight (28) are proposed for the 15 Flint Street parcel. These twenty-eight (28) borings, and any associated soil and groundwater sampling, have been excluded from this proposal.

Upon retrieval, each sample will be visually inspected by Roux for the presence of petroleum impact, screened using a photoionization detector (PID), characterized for visual and textural classifications based on the Unified Soil Classification System (USCS) and screened for the presence of staining, odor and/or sheen in/on the soil.

Roux proposes that the installation of the soil borings will utilize direct push methodologies including track and/or truck mounted GeoprobeTM as well as hand-held GeoprobeTM equipment. The Work Plan indicates that each soil boring location will be advanced to approximately 15 feet below ground surface (bgs) or at least to a depth of the water table. Roux further indicates that where necessary, soil borings may be advanced using hollow-stem augers. Based on a request by the NYSDEC a total of six (6) groundwater monitoring wells are proposed to be advanced to the top of rock. Based on the directive in the NYSDEC's Work Plan comment letter dated April 21, 2008, two (2) of the top of rock wells will be advanced on the 15 Flint Street parcel with the remaining four (4) top of rock wells being advanced across the rest of the project site.

In addition, it has been proposed that soil boring locations will also be cleared to a depth of at least 4 feet below the existing ground surface using an air-knife, vacuum truck and/or hand tools prior to the advancement of soil borings with mechanical equipment.

Activities to be completed by LaBella:

LaBella will provide professional third party oversight during subsurface field activities conducted by ExxonMobil/Roux (excluding activities associated with the 15 Flint Street parcel). To effectively monitor the ExxonMobil/Roux subsurface investigation activities LaBella anticipates that the following items will be completed:

- Where possible existing data will be incorporated into GIS to allow relevant information to be uploaded to hand-held GPS Units for use during the implementation of the field activities. *(*Note: this proposal assumes that all data consolidation and transfer into GIS will be completed as part of an existing but separate Agreement between LaBella and the City of Rochester or that the Consultant (yet to be retained by the City of Rochester) will provide the necessary shape files to be uploaded).*
- LaBella will provide the necessary experienced field and support staff to adequately cover all subsurface field activities implemented at the Site. In addition, at no cost to the City, LaBella will provide the necessary field monitoring equipment (i.e. photoionization detector) to evaluate the appropriate field conditions. This proposal assumes that a LaBella Geologist will provide part time oversight during subsurface field activities.

- LaBella will provide daily reports, summary data packages (i.e. data tables, GIS figures, photographs, analytical data, etc.), memorandums, etc. as requested by DEQ or OBG. All documents will be submitted to OBG with a cross-copy to the City. All information gathered as part of the field activities (i.e. sample collection location, photo location, physical observations, etc.) will be provided on a GIS Figure with coordinates.
- LaBella will utilize a hand-held GPS unit to record locations of borings, samples, groundwater monitoring wells, identified historical surface or sub grade features, or any other relevant field information. This data will be incorporated into the site-specific GIS base mapping.

LaBella's objective for this phase of the project will be to; (1) monitor the ExxonMobil/Roux field activities to ensure that the work is being implemented in accordance with the approved Work Plan; and (2) document any deviation from the approved Work Plan.

Note: The proposed budget is based on part time oversight (i.e. 4 hours per day on-site plus one hour per day to manage samples, instruments, and daily paperwork) for project duration of 30 days. The 30 day project duration assumes that the portion of the Roux Work Plan designed for 15 Flint Street will not be included in the scope of work for this proposal.

Task 2 - Soil Sample Collection and Analysis:

Activities to be completed by Roux/ExxonMobil:

Roux proposes that some of the soil samples collected during boring advancement will be submitted for laboratory analysis. Based on the Roux Work Plan and the comments received by the NYSDEC samples will be collected from each boring at the following locations:

1) Between the ground surface and 1 foot below the ground surface (bgs);
2) Approximately at the observed depth of the water table, and;
3) A third soil sample may be collected and submitted for laboratory analysis if the PID screening results of the vadose zone sample(s) exceed the PID headspace screening result of the soil sample collected at the observed water table.

The Work Plan indicates that soil samples collected for laboratory analysis will be submitted to an Environmental Laboratory Approval Program (ELAP) certified commercial laboratory and will be conducted in accordance with Section 3.5 of the NYSDEC Draft DER - 10 Technical Guidance for Site Investigation and Remediation dated December 2002. Based on the anticipated drilling schedule, the following cumulative sampling program is proposed by ExxonMobil/Roux;

- At least 50% (approximately 77) of the soil samples submitted for laboratory analysis will be analyzed for a comprehensive list of analysis including: volatile organic compounds (VOCs) by EPA Method 8260B, semi-volatile organic compounds (SVOCs) by EPA Method 8270C, priority pollutant-13 (PP-13) total metals by EPA Method 6010B, and pesticides/polychlorinated biphenyls (pest/PCBs) by EPA Methods 8081A and 8082, respectively. Each sample collected from the ground to 12 inch bgs interval will be analyzed for this comprehensive list.
- Additional soil samples to be analyzed for the comprehensive list will be selected based on several factors including the presence of petroleum impacts (i.e. odor, sheen, staining), PID screening results and/or soil boring location (relevant to facility Site features).

- The remainder of the soil samples will be analyzed for NYSDEC Spill Technology and Remediation Series (STARS) list VOCs by EPA Method 8260B and STARS SVOCs by EPA Method 8270C. In addition, tentatively identified compounds (TICs) will be reported for at least 35 of the samples and will include up to 15 TICs by EPA Method 8260B and up to 25 SVOC TICs by EPA Method 8270C.
- Samples with a PID reading exceeding 100 ppm or exhibiting the presence of visible petroleum globules in the soil matrix, will be analyzed for TICs and at least 10 of these soil samples may also be analyzed for total petroleum hydrocarbon (TPH) fingerprinting by EPA Method 8015 to qualitatively identify petroleum constituents, if present.

Activities to be completed by LaBella:

LaBella will monitor and independently evaluate the field observations/evidence of impairment to determine if the samples selected for laboratory analysis by Roux are appropriate for the field conditions. It is assumed that LaBella will collect duplicate samples throughout the subsurface investigation process. Based on the nature of the Site and anticipated likely suite of contaminants, duplicate sampling may not include the 'full suite' of analytical constituents as proposed by ExxonMobil/Roux, rather a more discrete sample set may be selected that only focuses on the compounds that will likely drive site remediation. LaBella will collect duplicate samples for analysis as determined appropriate by OBG and DEQ.

In addition, it is anticipated that LaBella will collect additional soil samples for laboratory analysis at locations/intervals not sampled by ExxonMobil/Roux. For example; additional samples may be collected to better define the spatial distribution of contaminants or at locations that exhibit evidence of impairment that are not sampled by ExxonMobil/Roux. These samples will assist in the documentation of areas of concern not evaluated by ExxonMobil/Roux. Under the proposed scope of work it is anticipated that LaBella may collect multiple soil samples during the course of the investigation. It is expected that LaBella will provide OBG and DEQ with the necessary information on a daily bases to determine which additional soil samples should be submitted for laboratory analysis.

If petroleum globules or free phase product are present in the soil matrix then additional representative samples may be submitted for forensic fingerprinting. These samples will be submitted to Friedman & Braya, Inc. of Seattle Washington. LaBella will not submit any soil samples for laboratory analysis without approval of DEQ or OBG.

In order to provide control over the collection, analysis, review, and interpretation of analytical data, the following Quality Assurance/Quality Control (QA/QC) samples will also be included:

- One trip blank will be included per 10 liquid samples, or per shipment if less than 10 samples, when the shipment contains liquid field samples that are to be analyzed. Specific parameters that trip blank samples will be tested for will be dependent upon the test parameters of the samples that are being analyzed. Currently no groundwater samples are anticipated.
- One matrix spike/matrix spike duplicate (MS/MSD) will be analyzed for each 20 field samples of each matrix (e.g., soil, groundwater, etc.). Specific parameters that MS/MSD samples will be tested for will be dependent upon the test parameters of the samples that are being analyzed.

- During collection of soil samples, one field blank (i.e., rinsate sample) will be collected from the sampling equipment and be analyzed for each 10 field samples of each matrix (e.g., soil, groundwater, etc.). No rinsate blank will be collected for groundwater sampling tools, because disposable groundwater sampling equipment will be used at each well.

Samples will be delivered under Chain of Custody procedures to TestAmerica located in Buffalo, New York. TestAmerica is a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory. The laboratory will provide a NYSDEC ASP Category B Deliverables data package.

A Data Usability and Summary Report (DUSR) for the analytical data will be prepared by Chemworld Environmental, Inc. and included with the final data report.

Task 3 - Groundwater Sample Collection and Analysis:

Activities to be completed by Roux/ExxonMobil:

As presented in the Roux Work Plan, approximately 30 of the soil borings will be utilized for the collection of groundwater samples via temporary well points or through the Geoprobe tools/rods (discrete sampling devices). Of the 30 proposed groundwater samples it is expected that approximately 10 groundwater samples will be collected from the 15 Flint Street parcel and approximately 20 groundwater samples will be collected from locations outside the 15 Flint Street parcel. Locations will be determined based on visual evidence of petroleum impact (i.e., odor, sheen, staining), elevated PID screening results and/or if the location is deemed a possible ground water intercept point to evaluate potential upgradient source areas. Groundwater samples will be collected (no sooner than 48 hours following development) from either the temporary well point or discrete ground water sampling device using a dedicated polyethylene or PVC bailer or peristaltic pump with dedicated polyethylene tubing.

It should be noted that under the Roux Work Plan, following collection of the groundwater sample, the temporary well point will be extracted and the remaining open borehole will be backfilled with soil cuttings and/or native material.

Based on the Roux Work Plan, groundwater samples will be submitted for the following laboratory analysis:

- VOCs with up to 15 TICs by EPA Method 8260B;
- SVOCs with up to 25 TICs by EPA Method 8270C;
- PP-13 dissolved metals (field filtered through a 0.45-micron filter) by Method 6010B;
- Pest/PCBs by EPA Methods 8081A and 8082, respectively, and;
- If SPH is encountered, a sample(s) of the SPH will be collected and analyzed for TPH fingerprinting by EPA Method 8015.

Activities to be completed by LaBella:

Based on the nature of groundwater samples it is not expected that significant duplicate groundwater sampling will be required. LaBella will provide OBG and DEQ with the necessary information on a daily

bases to determine which groundwater samples should be submitted for duplicate laboratory analysis. Based on the nature of the Site and anticipated likely suite of contaminants, duplicate sampling for volatile and semi-volatile organic compound analysis. This discrete analysis will focus on the compounds that will likely drive site remediation.

If petroleum globules or free phase product is observed associated with on-site groundwater, then additional samples may be submitted for forensic fingerprinting. These samples will be submitted to Friedman & Braya, Inc. of Seattle Washington. LaBella will not submit any groundwater samples for laboratory analysis without approval of DEQ or OBG.

In order to provide control over the collection, analysis, review, and interpretation of analytical data, the following Quality Assurance/Quality Control (QA/QC) samples will be included:

- One trip blank will be included per 10 liquid samples, or per shipment if less than 10 samples, when the shipment contains liquid field samples that are to be analyzed. Specific parameters that trip blank samples will be tested for will be dependent upon the test parameters of the samples that are being analyzed.
- One matrix spike/matrix spike duplicate (MS/MSD) will be analyzed for each 20 field samples of each matrix (e.g., soil, groundwater, etc. Specific parameters that MS/MSD samples will be tested for will be dependent upon the test parameters of the samples that are being analyzed.
- During collection of soil samples, one field blank (i.e., rinsate sample) will be collected from the sampling equipment and be analyzed for each 10 field samples of each matrix (e.g., soil, groundwater, etc.). No rinsate blank will be collected for groundwater sampling tools, because disposable groundwater sampling equipment will be used at each well.

Samples will be delivered under Chain of Custody procedures to TestAmerica located in Buffalo, New York. TestAmerica is a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory. The laboratory will provide a NYSDEC ASP Category B Deliverables data package.

A Data Usability and Summary Report (DUSR) for the analytical data will be prepared by Chemworld Environmental, Inc. and included with the final data report.

Task 4 – Project Related Coordination Meetings and Correspondence:

As preliminarily discussed on our pre-proposal meeting, LaBella will coordinate with and submit documents to OBG for quality control review. OBG in conjunction with DEQ will interface with ExxonMobil. Four (4), 2-hour coordination meetings between OBG, DEQ and LaBella have been included in the budget.

Task 5 – Project Close-Out Package:

The Project Close-Out Package will be generated and will consist of the following components:

- A Brief Narrative;
- Analytical Data Tables (with regulatory comparisons);
- GIS Mapping;

- Raw Analytical Data;
- Data Usability Summary Reports for all Analytical Data;
- Daily Field Reports, and;
- Photo Log.

LaBella will work closely with OBG and DEQ to determine the appropriate level of detail for the Project Close-Out Package. All GIS data will be digitized and provided to the City of Rochester for potential uploading into hand-held GPS units for utilization during future investigation, remediation or redevelopment activities.

LaBella will provide one (1) copy of the Draft Project Close-Out Package to the City DEQ and OBG for review. It is anticipated that LaBella will participate in one coordination meeting with the City DEQ Staff and OBG to review the Draft Report.

After comments are received regarding the Draft Project Close-Out Package, LaBella will provide four (4) copies of the Project Close-Out Package to the City DEQ and/or OBG for distribution. In addition, LaBella will provide on electronic copy of the complete document.

Opinion of Probable Cost

The nature of the work makes the Cost Reimbursable arrangement the most appropriate for the scope of work. The Cost Reimbursable approach will allow for project budgets to be established for the project yet still realize reduced fees if the tasks are completed in less time than estimated. Under this arrangement, the fees for the assessment are estimated below. Analytical and Subcontractor services will only be implemented as directed by the Client. No fee will be incurred by the Client for services listed, but not utilized.

Subcontractor, Analytical Services and Reimbursable Expenses will be billed directly to the client with no markup for this project. In addition, there will be no charge for the use of non-disposable field equipment such as PIDs, etc. A summary of the estimated project costs is provided below. A detailed breakdown of the estimated project costs for each Task is provided as an attachment.

TASK	LaBella Cost (direct labor)	Laboratory Costs	Task Total
Task 1: Soil Boring Advancement Activities	$14,680	$0.00	$14,680
Task 2: Soil Sample Collection and Analysis	$1,290	$13,315	$14,605
Task 3: Groundwater Collection and Analysis	$490	$3,630	$4,120
Task 4: Project Coordination Meetings	$5,120	$0.00	$5,120
Task 5: Project Closeout Package	$11,915	$0.00	$11,915
Project Sub-Totals:	**$33,495**	**$16,575**	**$50,440**
	TOTAL ESTIMATED COST		**$50,440**

Based on the Scope of Work previously outlined, we recommend a budget be established in the approximate amount of **$51,000** for the project.

Cost of Reimbursable Expenses:

Reimbursable expenses will be billed at cost. Mileage will be billed to the client at standard IRS Rates. All other miscellaneous expenses (i.e. film, expendables, etc.) will be billed directly to the client with no additional markup. An estimate for the Cost Reimbursable Expenses associated with the project has been included in the estimated cost above.

We appreciate the opportunity to be part of the O'Brien & Gere Team and look forward to working with you toward a successful completion of this project. If you have any questions, or require additional information, please do not hesitate to contact me at (585) 295-6245.

Respectfully submitted,

LABELLA ASSOCIATES, P.C.

Dennis E. Porter, CHMM
Project Manager

DEP/lk

Attachment
P:\PROPOSALS\P-T\ROCHESTER, CITY OF\P5055 VACUUM OIL OVERSIGHT\7-1-2008\P5055 7-1-2008.DOC

Project Cost Estimate Summary
ExxonMobil Project Oversight
Former Vacuum Oil Property
NYSDEC Spill No. 03-70583

July 1, 2008

TASK:	LaBella Cost	Laboratory Cost	Task Total
Task 1: Soil Boring Advancement Activities	$14,680.00	$0.00	$14,680.00
Task 2: Soil Sample Collection and Analysis	$1,290.00	$13,315.00	$14,605.00
Task 3: Groundwater Sample Collection and Analysis	$490.00	$3,630.00	$4,120.00
Task 4: Project Related Coordination Meetings & Correspondence	$5,120.00	$0.00	$5,120.00
Task 5: Project Closeout Package	$11,915.00	$0.00	$11,915.00
PROJECT TOTALS	**$ 33,495.00**	**$ 16,945.00**	**$ 50,440.00**

TOTAL ESTIMATED COST	**$ 50,440.00**

PCL XL error

Subsystem: IMAGE

Error: MissingData

Operator: ReadImage

Position: 19692

Table 2
City of Rochester - Division of Environmental Qualtity
Rochester Water Bureau - 10 Felix Street
Rochester, New York

Groundwater Analysis Results
Summary of Detected Compounds
January 4, 2008

Analysis Method	Constituent	IP-42 sampling pre-purge 1/4/2008	pre-purge 5/2/2008	post purge 6/26/2008	Guidance Value (1)
8260 B	cis-1,2-Dichloroethene	**140.00**	**165.00**	**165.00**	5
	trans-1,2-Dichloroethene	**881.00**	**411.00**	**298.00**	5
	Trichloroethene	--		--	5
	Vinyl chloride	**466.00**	**510.00**	**551.00**	2
	Benzene	**1,250.00**	**692.00**	**1,310.00**	1
	Chlorobenzene	--		--	5
	Ethylbenzene	**23.50**		**24.40**	5
	Toluene	**127.00**	**74.90**	**140.00**	5
	m,p-Xylene	--		--	5
	o-Xylene	--		--	5
	Acetone	--		--	50
	2-Butanone	--		--	NA
	n-Propylbenzene	--		--	5
	Isopropylbenzene	--		--	5
	p-Isopropyltoluene	--		--	5
	Naphthalene	--		--	10
	1,2,4-Trimethylbenzne	--		--	5
	1,3,5-Trimethylbenzene	--		--	5
	Total BTEX	1,400.50		1,474.40	NA
	Total VOCs	2,887.50		2,488.40	NA

All results expressed in micrograms per liter (ug/L) or parts per billion (ppb)

(1) - New York State Department of Environmental Conservation (NYSDEC) June 1998 Division of Water Technical and Operational and Guidance Series 1.1.1 (TOGS 1.1.1) Ambient Groundwater Standards and Guidance Values as ammended by April 2000 Supplemental Table

Bold text denotes analyte was detected above NYSDEC Groundwater Standards

NS denotes well not sampled

-- denotes analyte was not detected above the reported laboratory detection limit

NA denotes Not Applicable

IP-3 Shaded cells indicate active injection of oxygen at this location during this monitoring period